

# ASSESSING CITY CAPACITY TO BECOME MODELS FOR QUALITY-INTENSIFIED HOUSING DEVELOPMENT

---

By:

Edward Yaw Awuah, Head, Estates  
State Housing Company Ghana

# Presentation Outline

1. Innovative spatial planning and participatory development planning cities and urbanizing regions
2. Conducting needs analysis for layouts to meet needs of users
3. Delving into key constraints and current challenges faced in the provision of affordable housing on a large scale

# Discovering innovative spatial planning and participatory development planning for cities and urbanizing regions

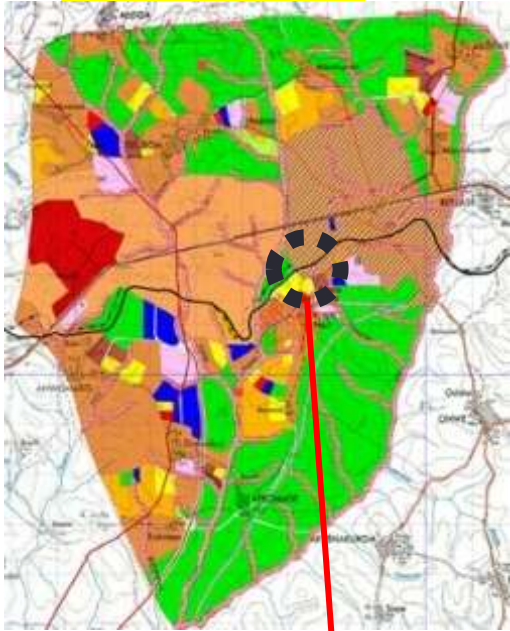
- Availability/creation of structure plan ( master plan) for the city clearly indicating the broad land uses - residential, environmentally sensitive areas ( protected areas), major infrastructure layouts (utilities, road networks), industrial etc.
- Out of the structure plan/ master plan that is a long term plan with vision and strategies for achieving the earlier identified broad land uses and services, there should be a local plan which is a portion of the structure plan showing the parcel by parcel/ plot by plot land uses such as play grounds, sanitary areas, schools, corner shops etc. with road networks
- There is the need to assess the direction of growth and factors fuelling such growth
- Economic and social analysis of the city needs to be undertaking

# Discovering innovative spatial planning and participatory development planning for cities and urbanizing regions

- If these are not in existence then city managers have to undertake participatory planning approach involving built-environment professional, utilities agencies, relevant government agencies, general citizenry from the conceptualization through finalization stages of structure and local plan preparation.
- The vision formulation must involve citizens from the start to completion.
- City authorities must ensure all agencies and departments work's are based on the structure plans and local plans to ensure development control and provision of services where they are only planned or needed.
- Avoid departmental plans that are not in line with structure and local plans.
- Ensure that local plans are on bill-boards within communities so citizens can play a major part of the development control process
- Undertake periodic engagement with citizens and provide updates on implementation of spatial plans to gain citizen trust

# EXAMPLE: District Structure Plan and Local Plan

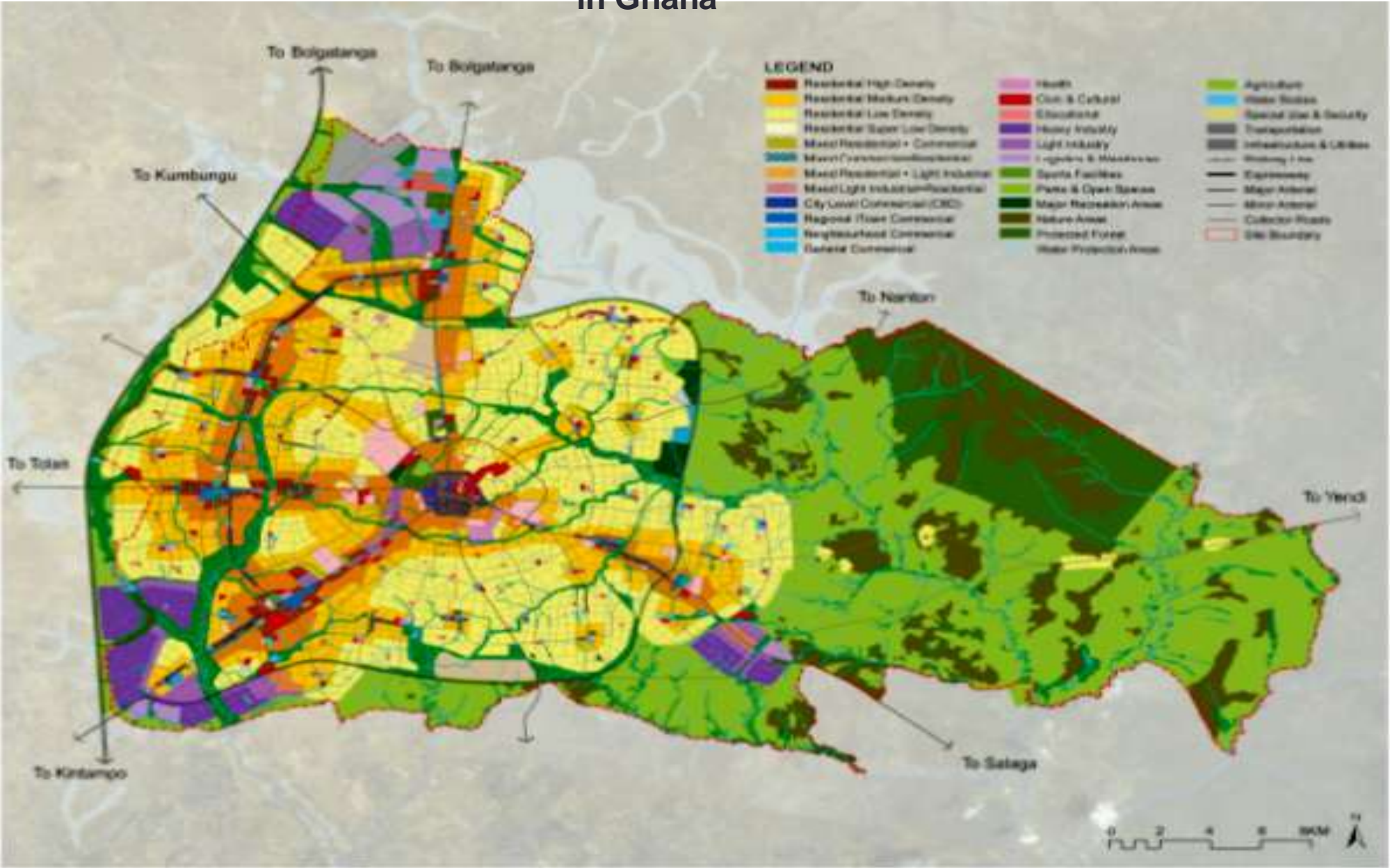
STRUCTURE PLAN AREA



LOCAL PLAN AREA



Example of a Structure Plan prepared recently for Tamale, rapidly urbanizing city in Ghana



# Conducting a needs analysis to match layouts of the users

- Understand the income earning levels of the populace
- Place-work-leisure analysis are particularly important for low income earners.
- For informal workers communities – more participatory efforts have to be undertaken
- The type of social capital and networks that exists in their current places of abode and work
- Availability of economic associations and faith based organizations and their leaders as well as means of organizing themselves
- Assessing the availability of savings groups if any exists
- Actual aspirations of the informal workers among others
- Based on the needs assessment conducted, the layouts can be developed to suit the needs of the beneficiaries/ citizens.

## Conducting a needs analysis to match layouts of the users

- Undertake demographic analysis of the users to determine whether it is a youthful, ageing etc. to determine the needs and the type of land uses required
- Estimate the expected population for the community expected to use the land uses to be proposed in the plan or layouts
- Undertake economic analysis of the population to use the plan/ layout
- Understand the existing and desired employment structure of the populace
- Understand the economic dynamics of the employment structure particularly if it is an informal economy ( as local plans and designs usually ignore their needs which usually debilitates effective functionality of the city when the plans/layouts are rolled out.



## Delving into the key constraints and current challenges faced in the provision of affordable housing on a large scale

- The regime of government withdrawal from social housing provision influenced by the neo-liberal ideology that claims “government has no business providing housing”
- Limited political and financial support by government for large-scale housing provision in cities
- Limited data on income levels for people to benefit from large housing provision
- Poor linkage between urban planning ( city managers) and housing ( different entities usually organized in silos with each pursuing their own agenda)
- Rapid urbanization levels almost always ahead of planning and housing provision efforts
- Land ownership challenges ( particularly where land is not owned by city authority or national government)

## Delving into the key constraints and current challenges faced in the provision of affordable housing on a large scale

- Low municipal financing to undertake large scale housing in developing countries particularly Sub-Saharan African countries ( In Ghana, IGFs of MMDAs are merely for administrative purposes).
- Unavailability of Housing Authorities as well as large scale housing provision policies and instruments.
- The non-application planning gain concept ( where real estate companies pay certain percentages to local authorities for low income housing is not present in Ghana).
- Deeply rooted culture of individual incremental housing construction by citizenry( fear of debt from mortgaging etc.)

## Delving into the key constraints and current challenges faced in the provision of affordable housing on a large scale

- Housing delivery not considered as a key priority areas for MMDAs/ City authorities
- Large scale land acquisition challenges :Land Tenure System and compensation matters
- Low level of engagement with citizens where housing policies exists
- Low level of technical capacity of planners to conceive such plans
- Limited budget to undertake such projects where city authorities receive central government transfers.

